

027.A

0002

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

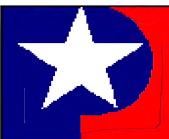
527,500 / 527,500

USE VALUE:

527,500 / 527,500

ASSESSED:

527,500 / 527,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		OXFORD ST, ARLINGTON

## OWNERSHIP

Owner 1: PINCIARO CESIDIO J III	Unit #:	74
Owner 2: PINCIARO ASHLEY		
Owner 3:		
Street 1: 74 OXFORD ST		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1: RUTTER MICHAEL PATRICK & -
Owner 2: YEAGER AMY E -
Street 1: 74 OXFORD ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Vinyl Exterior and 1047 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7198																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	524,500	3,000		527,500		220441
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT								Parcel ID	027.A-0002-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	524,500	3000	.		527,500		Year end	12/23/2021
2021	102	FV	509,400	3000	.		512,400		Year End Roll	12/10/2020
2020	102	FV	501,900	3000	.		504,900	504,900	Year End Roll	12/18/2019
2019	102	FV	521,200	3000	.		524,200	524,200	Year End Roll	1/3/2019
2018	102	FV	460,900	0	.		460,900	460,900	Year End Roll	12/20/2017
2017	102	FV	420,100	0	.		420,100	420,100	Year End Roll	1/3/2017
2016	102	FV	420,100	0	.		420,100	420,100	Year End	1/4/2016
2015	102	FV	388,100	0	.		388,100	388,100	Year End Roll	12/11/2014

## SALES INFORMATION

TAX DISTRICT								PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUTTER MICHAEL	73557-68	1	10/30/2019		610,000	No	No		
ST JOHN THOMAS	54696-24		5/17/2010		375,000	No	No		
GOODSELL ELIZAB	46342-514		10/25/2005		399,000	No	No		
GARRITY DONALD	31705-432		8/11/2000		279,000	No	No	4	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/17/2018										Measured	DGM	D Mann
5/18/2001										Inspected	PM	Peter M

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 2 - Slate																			
Color:																			
View / Desir: N - NONE																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Year Blt: 1917	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Frl:	Rating:			Other											
Jurisdict:		Fact: .		WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
								Lower											
								Totals	RMs: 5	BRs: 2	Baths: 1	HB							
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	5	2	1							
Sec Int Wall: 10 - None	%			Floor: 1 - 1st Floor				Additions:											
Partition: T - Typical				% Own: 43.000000000				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths:											
Sec Floors:	%							Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 027.A-0002-0009.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	19x9	A	AV	1917	29.62	T	40	102			3,000		3,000		
More: N	Total Yard Items:	3,000		Total Special Features:			Total:	3,000											
Undisplayed Areas: GLA: 1047																			